

TRANSFER  
TAX  
PAID

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS that Sandra F. Picurro of Waterville, County of Kennebec and State of Maine, for consideration paid, grants to **Brian J. Morin and Jacqueline T.S. Morin** both of Waterville, County of Kennebec and State of Maine, with Warranty Covenants *as joint tenants*, a certain lot or parcel of land with buildings thereon located in Waterville, Kennebec County, State of Maine, described as follows:

The UNIT known and designated at Unit C in KMD Associates Medical Office Condominium located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat and Plans by Stephen Blatt Associates/ Architects entitled "KMD ASSOCIATES MEDICAL OFFICE CONDOMINIUM", and filed in Kennebec County Registry of Deeds, in File #E83101, #E83102, #E83103 and #E83104. Specific reference is made to the KMD Associates Medical Office Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine as amended, Title 33, Chapter 31, which Declaration is dated September 30, 1983 and recorded in said Registry of Deeds, Book 2620, Page 2, and the same is incorporated by reference herein (hereinafter called the "Declaration"). The aforesaid Plat and Plans are Exhibits C and D to the Declaration, respectively.

SAID unit is conveyed together with:

1. An undivided 9.72% percent interest in the common elements of the condominium described in the Declaration attributable to the unit as stated in Exhibit B of the Declaration.
2. An exclusive right to use the limited common areas, if any, appurtenant to the unit as specified in the Declaration, and shown on said plat and plans.
3. An easement for the continuance of all encroachments by the unit on any adjoining units or common elements existing as a result of construction of the building or which may come into existence hereafter as a result of settling or shifting of the building, or as a result of repair or restoration of the building or of the unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements made by or with the consent of the Board of Directors of the KMD Associates Medical Office Condominium Association.
4. An easement in common with other unit owners to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common elements located in any of the other units or elsewhere on the property and serving the unit.
5. All rights and easements in common with other unit owners as described in the Declaration, including the description of property attached as Exhibit A to the Declaration.

SAID unit is conveyed subject to:

1. All easements, covenants, obligations, conditions, restrictions, reservations, and encumbrances contained in or referred to in the Declaration, including, but not limited to, those contained in the description of property attached as Exhibit A to the Declaration.
2. Easements in favor of adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of such adjoining units or common areas and facilities of the unit, now existing as a result of construction of the building, or which may come into existence hereafter as

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a result of repair or restoration of the building or of any adjoining unit or of the common areas and facilities after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain proceedings, or by reason of an alternation or repair to the common areas and facilities made by or with the consent of the Board of Directors of the KMD Associates Medical Office Condominium Association.

3. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common areas and facilities located in the unit or elsewhere on the property and serving such other units.

4. Exclusive rights in favor of the owner of any unit to use the limited common areas, if any, appurtenant to such unit.

5. The provisions of the Declaration and Exhibits thereto, as the same may be amended or modified from time to time by instrument recorded or filed in the Kennebec County Registry of Deeds and the By-Laws of the Unit Owners Association, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the unit, as if those provisions were recited and stipulated at length herein.

Meaning and intending to hereby convey the same premises conveyed to the within Grantor by Quit Claim Deed of Mark C. Picurro dated March 15, 1991 and recorded on March 18, 1991 at the Kennebec County Registry of Deeds in Book 3881, Page 101.

Witness my hand and seal this 12<sup>th</sup> day of April, 1996

Witness

Sandra F. Picurro  
Sandra F. Picurro

STATE OF MAINE  
KENNEBEC, SS.

, 1996

Personally appeared the above named **Sandra F. Picurro** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Timothy R. O'Donnell  
NOTARY PUBLIC

Timothy R. O'Donnell  
Attorney at Law

"RECEIVED KENNEBEC SS.

96 APR 16 AM 9:00

ATTEST: Theresa B. Brown  
TOLLEMAN & BROWN, ATTORNEYS AT LAW, 49 SILVER STREET, WATERVILLE, MAINE 04901  
REGISTER OF DEEDS